

**BOARD OF ADJUSTMENT  
CITY OF FORT LAUDERDALE**

**WEDNESDAY, DECEMBER 13, 2000  
7:30 P. M.**

**CITY HALL  
CITY COMMISSION CHAMBERS, 1<sup>ST</sup> FLOOR  
100 N. ANDREWS AVENUE  
FORT LAUDERDALE, FL**

**A G E N D A   RESULTS**

**1.   APPEAL NO. 99-53**

<b>APPLICANT:</b>	<b><u>CLSD Properties, c/o Stacey Daley</u></b>
<b>LEGAL:</b>	<b>Coral Ridge, Add B 41-47B, Lots 18, 19, &amp; 20 Block 12</b>
<b>ZONED:</b>	<b>BI- Boulevard Business Zoning District</b>
<b>STREET:</b>	<b>5401 North Federal Highway</b>
<b>ADDRESS:</b>	<b>Fort Lauderdale, FL 33308</b>

**APPEALING:**    **Section 47-3.2 (a) (1):** to permit a 7,910 square foot parking garage to a non-conforming structure where the code does not permit an addition to a non-conforming structure. **Section 47-23.3:** to permit the rear of a business building abutting an alley or other public right of way with a 2'5" setback for a distance of 79' 11" and also to permit the rear of a business building with a 0' setback for a distance of 142' 3" where the code requires that the rear of a business building abutting on an alley or other public right of way have a minimum setback of 3'. **Section 47-25.3 (c) 4 (a):** to permit a non-residential structure to retain an 8' landscape buffer for a distance of 33' ¼" and to permit a 0' landscape buffer for a distance of 223' 2" where the code requires a 10' landscape buffer on non-residential property that abutts residential property. **Section 47-23.9 (a) (1):** to permit a 10' interdistrict corridor yard for a distance of 178' 2/3" on property abutting North Federal Highway between Sunrise Blvd and the northern city limits where the code requires a 20' interdistrict corridor yard for such property. **Section 47-25.3 (c) (4) (d):** to eliminate the required 5' bufferyard wall for a distance of 256' 4" on non-residential property that is abutting residential property where the code requires a 5' masonry wall for non-residential properties abutting residential properties. **Section 47-20.15:** to permit 12 backout parking spaces along NE 54<sup>th</sup> Street where the code does not permit backout parking. **Section 47-20.11 (a):** to permit the retention of 7 existing 60-degree angle non-conforming parking spaces at stall widths and depths of: 6' 3" x 16'; 6' 10" x 13'; 8' x 19'; 7' x 19'; 8' 6" x 19'; 8' x 16' and 7' x 16' where the code requires a minimum stall width and depth of 8' 8" x 20' 1 1/8" for 60-degree angle parking stalls.

**CONTINUED to January 10, 01**

2. **APPEAL NO. 00-42**

**APPLICANT:** **SHLOMO and JEANNIE RASABI**  
**LEGAL:** "SEA ISLAND UNIT TWO", Plat Book 27, Page 4, Lot 38  
**ZONED:** RS-8-Residential Single Family/Low Medium Density  
**STREET:** 2532 Sea Island Drive  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-24.12 (A):** Rehearing of the Board of Adjustment Order from the September 13, 2000, BOA meeting denying a variance under **Sec. 47-5.30 (Table of Dimensional Requirements):** To permit a 390 square foot addition with a rear yard of 19.5 feet, for a single family residence currently under construction on a waterway where the Code requires a minimum twenty five (25) foot rear yard for a property abutting a waterway.

**DENIED (3-4)**

3. **APPEAL NO. 00-46**

**APPLICANT:** **AMOCO OIL COMPANY**  
**LEGAL:** "Progresso", Block 194, Lots 16 through 33, as recorded in Plat Book 62, Page 38  
**ZONED:** B-1 – Boulevard Business District  
**STREET:** 701 West Sunrise Boulevard  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-6.20 (Table of Dimensional Requirements):** To permit four (4) seventeen (17) feet high pre-cast concrete poles with a rear yard of seven (7) feet, where the code requires that the minimum rear yard for a structure is fifteen (15) feet. **Sec. 47-25.3 (A) (3) (D) (IV) Wall Requirements:** to permit a nine (9) foot wrought iron fence, at a length of two hundred (200) linear feet, where the code requires that a wall be required for non-residential property which is contiguous to residential property, at a minimum of five (5) feet in height.

**APPROVED (7-0)**

4. **APPEAL NO. 00-48**

**APPLICANT:** **LAUDERDALE LAND and FINANCE COMPANY**  
**LEGAL:** "BRYANS SUBDIVISION", of Blocks 5, 8, 19, Plat Book 1, Page 18, Block 8, Lots 6-10, 15-19  
**ZONED:** RAC-WMU  
**STREET:** 108 Northwest 7<sup>th</sup> Avenue  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-3.1 -** The Zoning Administrator's Interpretation that the use of two (2) existing outdoor car lifts (previously adjudged by the BOA to not be entitled legal non-conforming structure status) does not constitute a legal non-conforming use. The Zoning Administrator's determination, upon application for a Building Permit for two (2) outdoor car lifts, that outdoor car lifts are not a permitted use.

**APPROVED (6-1) with conditions**

**5. APPEAL NO. 00-49**

**APPLICANT:** A.J. SCHWENCKE  
**LEGAL:** "NAVARRO ISLE", Plat Book 15, Page 40, Block 1, Lots 3 and 4  
**ZONED:** RS-8 – Residential Single Family/Low Medium Density  
**STREET:** 215 Navarro Isle  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-5.31 (Table of Dimensional Requirements for the RS-8 District):** To permit the subdivision of a one hundred (100) foot parcel (consisting of (2) 50' platted lots) with one (1) existing single family home constructed on the parcel, into two (2) fifty (50) foot lots to construct an additional single family dwelling abutting a waterway where the Code requires that lots abutting a waterway in the RS-8 district have a minimum lot width of seventy-five (75) feet per single family dwelling.

**DENIED (6-1)**

**6. APPEAL NO. 00-53**

**APPLICANT:** AITON J. YAARI  
**LEGAL:** "Las Olas By The Sea", Plat Book 1, Page 16, According to the Reamended Plat of Blocks "A" and "2", Lot 9, Block 3  
**ZONED:** PRD – Planned Resort District  
**STREET:** 235 1/4 South Atlantic Boulevard  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-24.12 (A) (6):** to grant a temporary non-conforming use permit to allow an existing retail establishment to be renovated and operated as a take-out restaurant which is a development of significant impact, where **Sec. 47-12.5 (A) (5) (a) (VI)**, states that other uses catering to tourists must be approved by the Planning and Zoning Board.

**PASSED (7-0)**

**7. APPEAL NO. 00-55**

**APPLICANT:** JAY TAYLOR  
**LEGAL:** Barcelona Beach-29-11B, Lots 3 and 4  
**ZONED:** SLA-Sunrise Lane Area  
**STREET:** 845 North Atlantic Boulevard  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-24.12 (A) (6):** to grant a temporary non-confirming use permit to allow an existing retail establishment to be renovated and operated as a take-out restaurant in the SLA District, where **Sec. 47-12.4 A 1.e** prohibits any business establishment selling or dispensing food or beverages for consumption off the premises, unless otherwise approved as a development of significant impact.

**PASSED (7-0)**

**REPORT and FOR THE GOOD OF THE CITY.**

***The City maintains a Website for the viewing of BOA Agendas and Results at the following e-mail address:***

**<http://ci.ftlaud.fl.us/documents/boa/boaagenda.htm>**

**GREG BREWTON  
ZONING ADMINISTRATOR**

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***NOTE: If you desire auxiliary services to assist in reviewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 761-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.***

***NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.***